



**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: OCTOBER 15, 2008**

**DEPARTMENT: PLANNING AND DEVELOPMENT**

**ITEM DESCRIPTION: RQR-29768 - REQUIRED REVIEW - PUBLIC HEARING -**

**APPLICANT/OWNER: C & C INVESTMENT COMPANY**

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**\*\* CONDITIONS \*\***

**STAFF RECOMMENDATION: APPROVAL, subject to:**

1. Conformance to all Conditions of Approval for Special Use Permit (SUP-3385).

**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a request for a required six month review of an approved Special Use Permit (SUP-3385) that allows 40 percent of the lot area containing the principal use to be used for outside storage where five percent is the maximum allowed at 3505 East Charleston Boulevard.

**BACKGROUND INFORMATION**

<b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc.</i></b>	
06/20/79	The Board of City Commissioners approved a request to reclassify property (Z-0044-79) at 3500 East Charleston Boulevard from R-1 (Single family Residential) and R-2 (Medium-Low density Residential) to C-1 (Limited Commercial). The Planning Commission recommended approval on 05/10/79.
11/10/97	The City Council denied a request to Rezone (Z-0095-97) this site to C-2 (General Commercial). The Planning Commission recommended denial on 10/9/97.
11/10/97	The City Council denied a request for a Special Use Permit (U-0097-97) for the sale of used cars. The Planning Commission recommended denial on 10/9/97.
07/12/99	The City Council approved a request to Rezone a portion of this site (Z-0025-99) to C-1 (Limited Commercial). The Planning Commission recommended approval on 5/27/99.
02/04/04	The City Council approved a request to amend a portion of the Southeast sector of the General Plan (GPA-3382) from SC (Service Commercial) and M (Industrial) to LI/R (Light Industry/Research) on 2.70 acres at 3505 East Charleston Boulevard. The Planning Commission recommended approval on 1/8/04.
02/04/04	The City Council approved a request for Rezoning (ZON-3383) from R-2 (Medium-Low Density Residential), R-1 (Single Family Residential), and C-1 (Limited Commercial) to C-M (Commercial/Industrial). The Planning Commission recommended approval on 1/8/04.
02/04/04	The City Council approved a request for a Site Development Plan Review (SDR-3384) and reduction in the size and amount of required perimeter landscaping for a proposed 24,780 square-foot Warehouse/Distribution Center consisting of two buildings on 2.70 acres at 3505 East Charleston Boulevard. The Planning Commission recommended approval on 1/8/04.

02/04/04	The City Council approved a request for a Special Use Permit (SUP-3385) to allow outdoor storage of 40 percent of the property where 5 percent is the maximum allowed at 3505 East Charleston Boulevard. The Planning Commission recommended approval on 1/8/04.
03/02/05	The City Council approved a Required One-Year Review (RQR-5787) of the lot containing the principal use to be for outside storage on property located at 3505 East Charleston Boulevard.
09/27/05	A Reversionary Map (PMP-9538) covering the subject site was submitted for review. The map was not recorded.
12/21/05	The City Council approved a Required Six-Month Review (RQR-10267) of an approved Special Use Permit (SUP-3385) that allowed outdoor storage of 40 percent of the property where 5 percent is the maximum allowed at 3505 East Charleston Boulevard.

***Related Building Permits/Business Licenses***

08/05/05	A building permit (#48515) was issued for 6-foot and 8-foot block walls. The project was completed 9/17/05.
03/21/00	A business license (B10-01800) was issued for the sale of building supplies, tools, and hardware. This license is still active.

***Pre-Application Meeting***

A pre-application meeting is not required for this type of application request, nor was one held.

***Neighborhood Meeting***

A neighborhood meeting is not required for this type of application request, nor was one held.

***Field Check***

9/18/08	A field check of the site was conducted. Along the west perimeter property line (Pecos), the landscaping was well maintained, but there was some trash caught between the wall and plants. The east property line has a wall, which does appear higher than the other walls, but the exact height could not be determined.
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***Details of Application Request***

***Site Area***

Gross Acres	2.70 acres
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Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Warehouse/Distribution Center	LI/R (Light Industry/Research)	C-M (Commercial/Industry)
North	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)

South	General Retail Establishment/ Vacant	SC (Service Commercial)/ SC (Service Commercial)	C-1 (Limited Commercial)/ R-2 (Medium-Low Density Residential)
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East	Office/General Retail/ Apartments	SC (Service Commercial)/ M (Medium Density Residential)	C-1 (Limited Commercial)/ R-3 (Medium Density Residential)
West	Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Area Plan</b>		X	N/A
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
<b>Special Purpose and Overlay Districts</b>		X	N/A
<b>Trails</b>		X	N/A
<b>Rural Preservation Overlay District</b>		X	N/A
<b>Development Impact Notification Assessment</b>		X	N/A
<b>Project of Regional Significance</b>	X		Y*

**ANALYSIS**

**Conditions of Approval for Special Use Permit (SUP-3385):**

1. The Special Use Permit shall be reviewed in one year.
2. Outside storage is not permitted within required setback or buffer areas.
3. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
4. Approval and conformance to the Conditions of Approval of the Site Development Plan Review (SDR-3384).
5. All City Code requirements and design standards of all City departments must be satisfied.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

**Conditions of Approval for Required Six-Month Review (RQR-10267):**

1. The Outside Storage Use shall be reviewed by the City Council in six months.

2. Conformance to all conditions of approval of SUP-3385 and all other site-related actions. Specifically, the existing east property line wall shall be increased to 10 feet and 10 feet of drought-tolerant landscaping shall be planted on the south side of the existing south perimeter wall.

## **FINDINGS**

The applicant has met the conditions of approval to allow the expanded outside storage as outlined in the Special Use Permit (SUP-3385). The property is adequately screened from public view and has sufficient landscaping along the west property line, which includes trees and shrubs. The east property line has an eight-foot wall, which meets Title 19 requirements for perimeter walls within a commercially zoned district. The south perimeter area between the subject sites block wall and the retaining wall for the adjacent convenience store has rock ground covering, but no plants. Staff recommends final approval of this review with no further review required.

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED**                      N/A

**ASSEMBLY DISTRICT**                      N/A

**SENATE DISTRICT**                      N/A

**NOTICES MAILED**                      291

**APPROVALS**                      0

**PROTESTS**                      0